



New Hall Lane, Great Cambourne Cambridge
£119,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 01 Jan 2025

£260.00 Rent pcm

£0 Ground Rent

£360 Service Charge pcm

Review due: September 2025

- Top floor spacious apartment
- Two double bedrooms
- Available From July
- Private Balcony
- Allocated parking

Entrance Hall
Leading to;

Living Room - 4.74m x 4.50m (15'7" x 14'9")
Windows to front and side with access to the private balcony.



Kitchen - 4.21m max x 2.45m (13'10" max x 8')
Fitted with a range of matching wall and base units, with window to front.

Master Bedroom - 4.67m x 4.04m (15'4" x 13'3")
Window to side.

Bedroom 2 - 3.70m x 2.35m (12'2" x 7'8")
Window to rear.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and low-level WC, window to rear.

Outside

This property benefits from a communal garden with rear access and a brick built storage unit leading to the allocated parking space.

Agents Notes: This property is currently under shared ownership with 65% ownership by the seller. A deed of variation may be required, contact branch for more information.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :CSQ203740 - 0011